



Date: September 28, 2004

To: Greg Carpenter

Cc: Mike Conway

From: Vickie Becker

Subject: **Meeting Minutes San Gabriel River Study Group 9/8/04**

Purpose/Project Summary:

The subject site is bounded to the north by the Los Cerritos Channel, the San Gabriel River and is to the south and east, and Pacific Coast Highway to the west.

This area was part of the County of Los Angeles until it was annexed in the late 1990's as a part of the City of Long Beach. The County of Los Angeles never established Costal Program for the area; to date neither has the City of Long Beach.

Property ownership is divided into five (5) separate property owners:

- The northeastern most portion of the property is owned by Southern California Edison Company (SCE)
- The portion to the south of the SCE property extending to 2nd Street is owned by AES Alamitos LLC.
- A portion of this land is also owned by Studebaker LB LLC and is zoned industrial. Currently there is a proposal for the development of a Home Depot at this location.
- The majority of the land is owned by the Bixby Ranch Company. This property lies east of Studebaker Road. It is bounded to the west by Pacific Coast Highway, to the north by the Los Cerritos Channel and to the South by the San Gabriel River.
- The southeastern most corner of the property bounded to the east by the San Gabriel River and the north by 2nd Street is owned by Bryant Ernest (Hellman).

PROPERTY OWNERSHIP	<u>BIXBY RANCH CO.</u>	<u>SCE</u>	<u>AES</u>	<u>BRYANT</u>	<u>STUDEBAKER</u>
TOTAL ACERAGE	195.54	26.59	112.19	77.64	16.36

Bixby Ranch Company has listed approximately 190 acres for sale, located within the Los Cerritos Wetlands area. The list price for the property is \$1.8 mill. This sale price includes the land. There are also private oil rights on the property. If the City or another entity were to purchase the oil rights as well the cost of the property would increase by approximately \$1 million per well.

The City would like to purchase property. The goal is to restore as much of the Wetlands area as possible. It is unknown as to how much of the land is contaminated and how much remediation will be required. It is also unknown at this point what the difference in cost will be to restore the land for wetlands use versus residential uses.

Currently the City has a grant for approximately \$7,000,000,000 provided by the Coastal Conservancy. However the grant is about to expire. There are no General Fund monies available for the purchase of the land.

Options to explore:

- Joint powers of authority
 - City of Long Beach
 - Port
 - Coastal Conservancy
 - Trust for Public Land

Meeting Notes:

Intro:

Attendees, introduction

Primary groups and Representatives included:

City of Long Beach:

Frank Collona, Councilman District 3

Mike Conway, Property Services

Greg Carpenter, Planning Bureau Manager

Community Groups:

Janis Dahl, Los Cerritos Wetlands Task Force
Bruce Monroe, Wildlife Refuge
Bob Ellis, Bixby Village
Tom Lockhart, Belmont Shores Mobil Home Asso.
Rick Trent, Naples Isle HOA.

See sign in sheet and Invitation List for more information.

Discussion:

9/8 meeting:

Meeting had a poor turnout. As a result, it was decided that this meeting would be an informal meeting to discuss an overview of the project, issues, goals and objectives both for the City and the surrounding Community.

Suggested format for future meetings:

- Meetings set for 2nd Wednesday of each month. Each meeting shall be approximately 2 hours long beginning at 6:00 pm and ending at 8:00 pm.
Location: Seal Beach Yacht Club
- Regular "Focus" meetings should be restricted to invited Board Members and City Staff.
- Separate meetings should be held for general public input.
- Next Meeting 10/13/04. Invitations should be sent out again to potential board members.

Objectives for the next meeting:

- Select Chairperson other than City Rep.
- City will act as a meeting facilitator and a resource for the selected committee.
- Committee selection is based on representatives of communities most effected. Selection of members was made by Councilman Collona's office. Those who wish to be included on the invitee list and to act as board members should make a request to the Council Members office.
- Invite Park Estates HOA
- Schedule 4+/- focus meetings

*** Copies of the Seadip PD should be included and made available at the next meeting.

Overall objectives:

What we'd like to accomplish:

- Community outreach, what to do with this newly available 190 acres?
- Appoint a decision making body
 - Hold Public Hearings
 - How will they be appointed (By Council?)
- Possible sub-groups
 - Planning
 - Management
- Zoning Document
 - Does Sea-Dip work?
 - Should we outline a new plan for this area?
 - Should we modify Sea-Dip?
- Land Use Designation/Recommendation
- 5 acres dedicated for wetlands restoration

Topics/Issues:

- Public Space
- Private owners and developers
 - Currently there are two small portions of land that are zoned for residential use(see sea-dip, sub-areas 11a and 11b)
 - At the northeast corner of the subject site abutting the Channel
 - At the southeast corner abutting e. 2nd St
 - 106.3 acres are currently zoned for wetlands uses (see Sea-dip, sub area 23, and 33)
 - Two parcels of land currently owned by the Bixby Ranch Co. (see sea-dip sub-areas 24, north and south)
 - One at the southwest corner of Loynes Dr. and Studebaker Road. This parcel is zoned for an interpretive center for the bordering marsh. The developer of Sub-area 11 (a) (residential) it to contact the State of California or other agency responsible for the management of Sub. 33
 - The other across Loynes Dr. at the northwest corner.
 - This area is to be dedicated to the City of Long Beach for park and playground purposes.
 - The northeastern portion of the property, bounded by 2nd St to the south is zoned for industrial uses (see sea-dip sub-area 19)
 - The southern most portion of the property, south of second street and west of the San Gabriel River is zoned for business park uses (see sea-dip, sub areas 25 & 26).

- Private oil rights
 - Slant Drilling, 2 sites needed
- Industrial property along Studebaker
- The Home Depot proposal,

Environmental

- Is this property in the Tidelands?
- Are we revising Seadip?
 - Contamination
 - Flora
 - Noise
 - Light
 - Transportation:
 - Add Loynes Dr.
 - What are the long-term effects of opening Loynes Dr.?
 - Methane Observation

Who else should be involved in the decision making process?

- Should we invite Rep's from Seal Beach?
- Should we invite LADWP?
- Should we invite other regulatory agencies?
 - Costal Conservancy
 - Fish and Game (State)
 - Fish and Wildlife (Fed.)
 - Army Corps of Engineers

Possible Joint Powers Authority:

- City of Long Beach Port
- Costal Conservancy
- Trust for Public Land

****Benefit:** Power of eminent domain management (get list of additional benefits)

*****Downside:** Moves slowly